PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-200006.0000 RES
X03 2025

## sale

| | | |
|---|---|---|
| 2022 | RIGDON RENTAL PROPERT | 2014-01-17 |
| 2023 | RIGDON RENTAL PROPERT | 2014-01-17 |
| 2024 | RIGDON RENTAL PROPERT | 2014-01-17 |
| 2025 | RIGDON RENTAL PROPERTIE | 2014-01-17 HOUSERS W PT 29 |
| | 314 & 314 1/2 NORTH ST | 10Q |
| | | $0 |
| | KENTON OH 43326 | |

## Eff Rate: – 50.59 — 44.66 — 47.03 — 46.74 — a/r

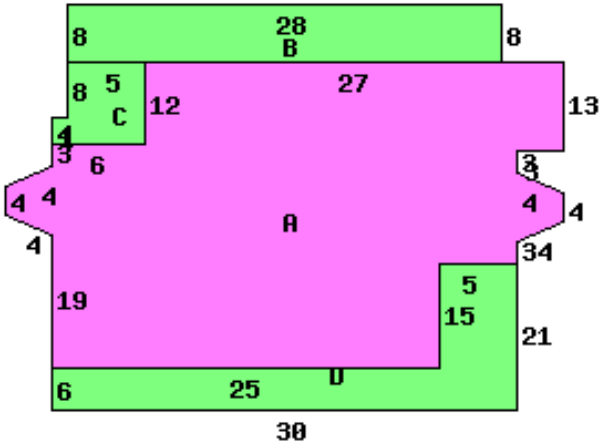
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
|---|---|---|---|---|---|
| Prop Cls | 520 | 520 | 520 | 520 | 520 |
| Acres | | | | | |
| Land100% | 5110 | 7400 | 7400 | 7400 | 7390 |
| Bldg100% | 14710 | 15570 | 15570 | 15570 | 15560 |
| Totl100% | 19830t | 22970t | 22970t | 22970t | 22950t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1790 | 2590 | 2590 | 2590 | 2590 |
| Bldg 35% | 5150 | 5450 | 5450 | 5450 | 5450 |
| Totl 35% | 6940t | 8040t | 8040t | 8040t | 8030t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 324.18 | 330.58 | 349.72 | 347.40 | |
| Sp-Asmnt | 38.59 | 38.59 | 44.08 | 44.08 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 1254 | | a | *MAIN |
| | EFP | P | | 224 | 8960 | b | PORCH |
| | EFP | P | | 64 | 2560 | c | PORCH |
| | DK | P | | 255 | 3830 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 24 | 10 | 2014-01-17 | RIGDON RENTAL PROPERTIES | 10Q * | 0 | 5860 | 28000 |
| 764 | 1 | 2004-11-22 | RIGDON JOHN D | 1WD | 4500 | 5290 | 27710 |
| 414 | 1 | 2004-09-13 | DELAWARE COUNTY BANK & T | 1QC * | 0 | 5290 | 27710 |
| 225 | 1 | 2001-05-18 | PEALE GARY L | 1WD | 15000 | 5260 | 22910 |
| 389 | 1 | 1992-04-30 | | 1WD | 12000 | 0 | 20910 |
| 449 | 1 | 1989-06-07 | | 1WD | 22000 | 0 | 20910 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2021 | 1790 | 5150 | 6940 | 325.38 |
| 2020 | 1790 | 5150 | 6940 | 282.62 |

| p r o j e c t | | ben acres | / % | factor |
|---|---|---|---|---|
| 902 MAIN DISTRICT CONSERVANCY | XA/2025 | | | |
| 500 HARDIN COUNTY LANDFILL | XA/2025 | | | |




314 & 314 1/2 NORTH ST 43326

Occupancy 2 Duplex

Story Height 2

Floor Level

Shingle

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Main | FRAME | | 1254 | 103670 |
| Full Upper | FRAME | | 1254 | 62270 |
| Basement | | | 646 | 12260 |
| Subtotal | | | | 178200 |
| Roof | HIP | | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X X | 1 / | Extra Living Units 3500 |
| Unfinished Wall | X | | Heating -2940 |
| Floor/Pine | X X | | Plumbing -3800 |
| Number of Rooms | 1 6 3 | | Extra Features 15350 |
| Bedrooms | 2 3 | | Total Value 190310 |

PUB SIDEWALK

Neighborhood:
Code: 3670
Dwl/Gar/NC% 1.0900

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 2 B F | | 2508 | | B- | OLD/PR | 228370 | .75 | .75 | 15560 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 66.0000 | 66.00 | 130 | 93 | 120 | 112 | 7390 | 7390 |

Call Back: Sign: PSN Date: 2014-11-19 Lister: 36-200006.0000-v082020R